



3027 WESTHILL PLACE
Cowichan Valley
\$1,450,000



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Real Estate Redefined



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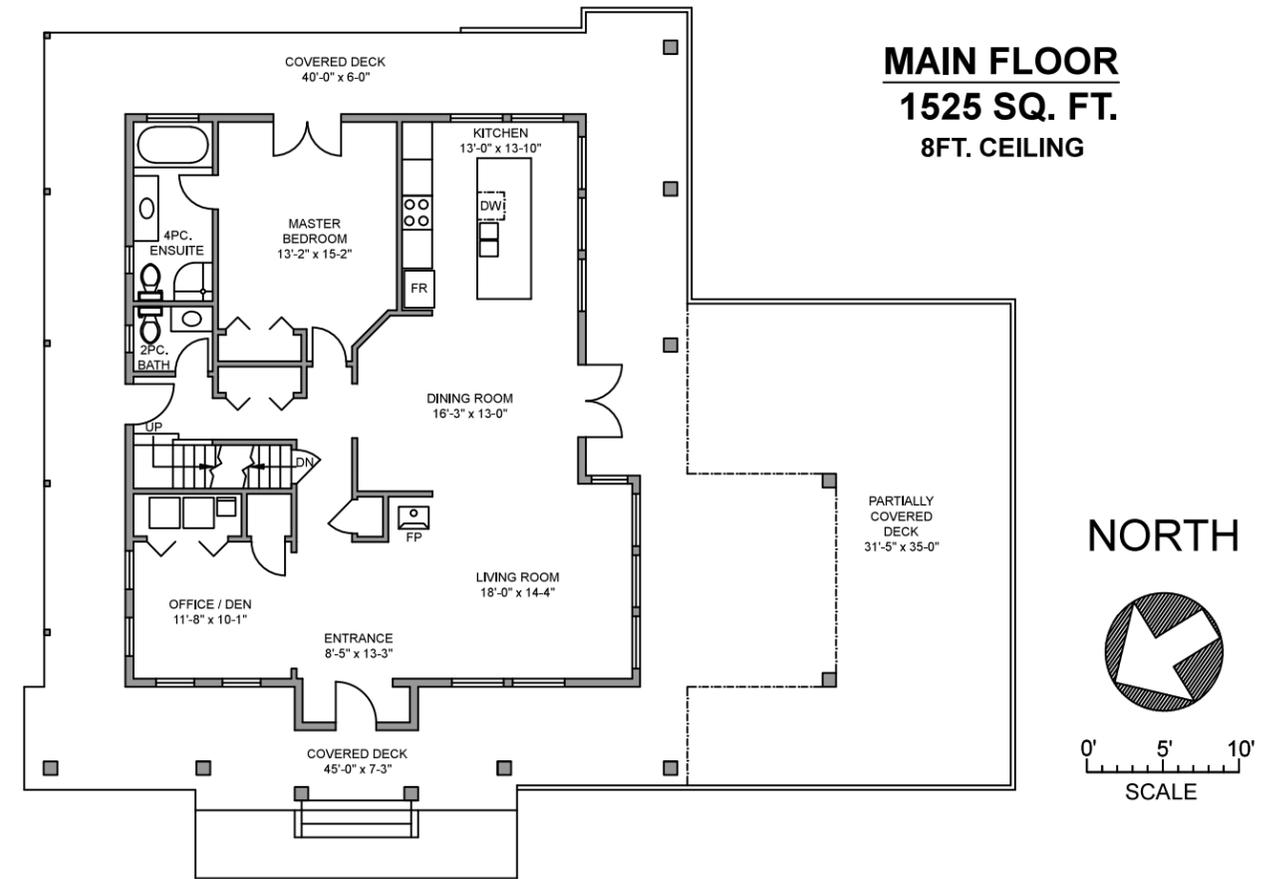
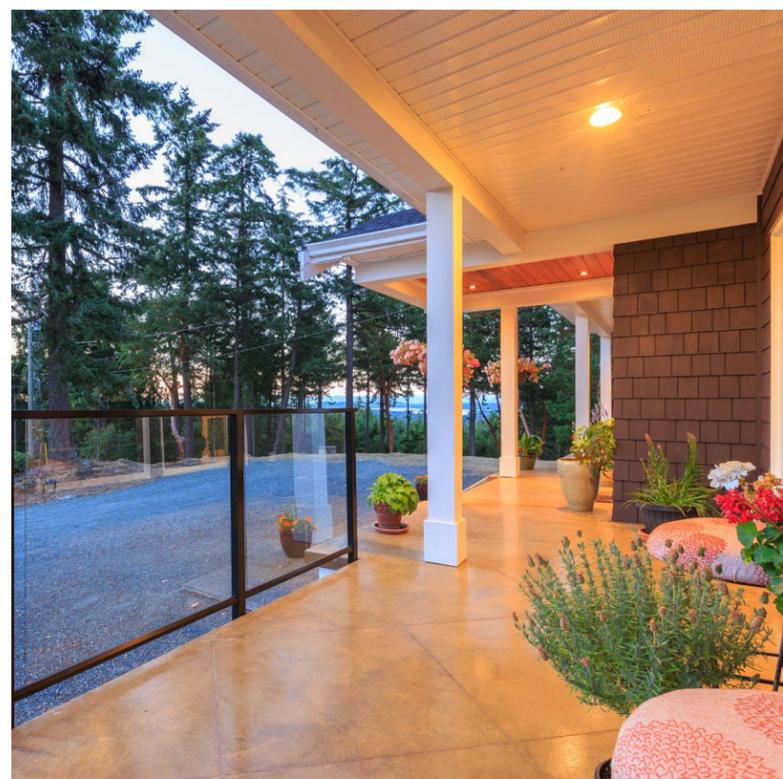
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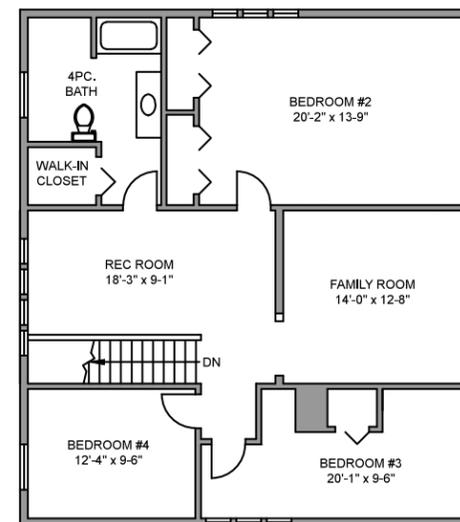
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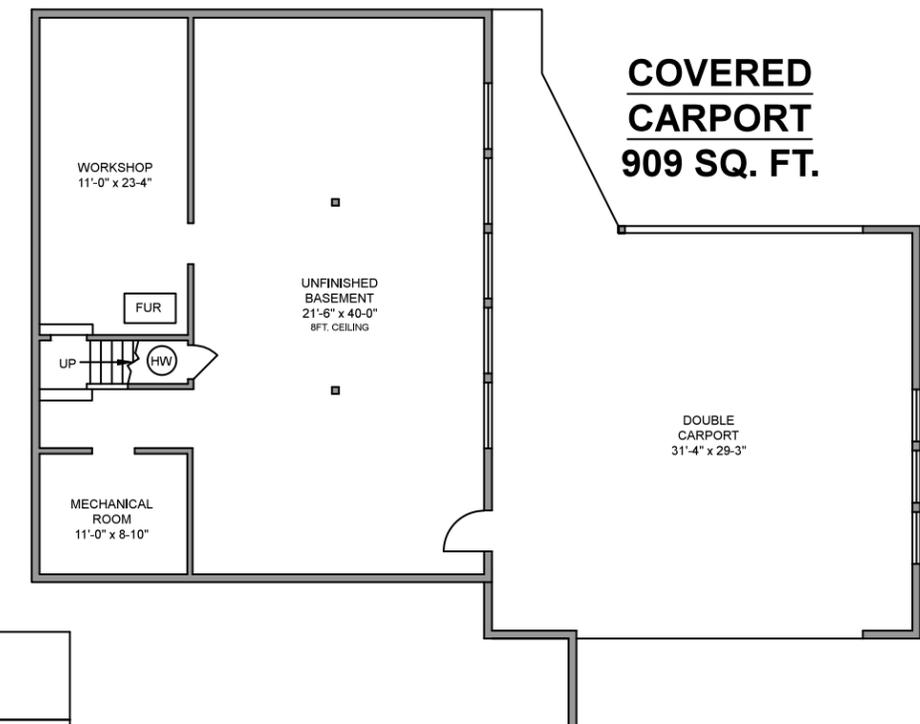




UPPER FLOOR 1294 SQ. FT.



LOWER FLOOR 1433 SQ. FT. U/F



COVERED CARPORT 909 SQ. FT.

3017 WESTHILL PLACE
JULY 30, 2016
PREPARED FOR THE EXCLUSIVE USE OF CARLEE JAHELKA.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	CARPORT	DECK / PATIO
MAIN	1525	-	-	2052
UPPER	1294	-	-	-
LOWER	-	1433	909	-
TOTAL	2819	1433	909	2052



WELCOME HOME!

Possibly once in a lifetime you will be presented with an opportunity to acquire a property as captivating as the Four Oaks estate, a magnificent mountain top acreage perched high above the Cowichan Valley. As you make the turn onto your private drive, you will quickly be immersed in your natural surroundings, soon forgetting that you are only minutes away from downtown Duncan's shopping, dining and amenities, as well as direct float plane access to Vancouver via nearby Maple Bay. Winding up the hillside, you will pass through lush forested areas of tall standing douglas fir and western cedar, open fields where deer gracefully nibble at the long green grass, and moss covered rock bluffs dotted with garry oak and arbutus trees. As you approach the summit with eager anticipation, spectacular vistas will begin to emerge as your eyes are immediately drawn to the breathtaking, unobstructed views in all directions.

Perched strategically at the top and perfectly situated to capture the panoramic views is the custom-built, country-style home complete with a large wrap-around, covered deck. Within seconds of stepping through the front door you will realize and truly begin to appreciate the careful planning and design work that went into optimizing the views throughout the home. The main level features an inviting, open concept design, and the optimal balance of indoor/outdoor living, perfect for entertaining. The large formal living room transitions seamlessly into the dining room, providing the ideal venue for dinner parties and holiday gatherings. Stepping through the French doors off the dining room, your private 1,100 sqft. plus, south facing, partially covered deck awaits. Whether it be hosting a family barbeque or enjoying an evening glass of wine as you take in the incredible views, this outdoor space sets the perfect stage for memories to be made. Just off the dining room, preparing meals will be a treat in the recently modernized gourmet kitchen featuring stainless steel appliances and range hood, granite countertops, tile backsplash, and a sizeable kitchen island. Also on the the main level and offering comfortable single storey living, is the master bedroom with its own French door access to a secluded section of the wrap-around deck, as well as a 4-pc ensuite with soaker tub offering serene mountain and valley views. A powder room, laundry facilities and an open office/den area with prime north facing ocean, Gulf Island and Coastal Mountain views complete the main level. Upstairs you will find plenty of space for family or guests, with a family room, rec room, two large bedrooms, an additional bedroom/den, and a 4-pc washroom. Downstairs, the 1,433 sqft. unfinished basement which is currently set-up with a mechanical room, sizeable workshop and unfinished recreational space/man cave, offers an opportunity to truly make this space your own. From this level, you will also have direct access to your double carport, which taken together with the rest of the lower level, provides plenty of space for all of your storage needs.

With its incredible vantage point, private park-like, natural setting, charming country-style home ideally designed for balanced indoor/outdoor living, and prime location within minutes of shopping and amenities on desirable Vancouver Island, the magnificent mountaintop Four Oaks estate is an extremely rare offering that should not be missed.

All data and measurements are approximate and should be verified if important.



FEATURES

Bedrooms:	4
Bathrooms:	3
Lot Size:	23+ acres
Zoning:	A2 Rural (non ALR)
Total Floor Space:	4,252 sqft.
Finished:	2,819 sqft.
Unfinished:	1,433 sqft.
Deck:	2,052 sqft. total deck space
Year Built:	1994
View:	360 degree valley, mountain and ocean views
Heating:	Heat pump, wood fireplace
Parking:	Double carport, plenty of room for RV and boat parking
Highlights:	Park-like, low maintenance property Good quality water All day sun exposure Unfinished basement primed for creative ideas
Taxes:	\$6,252 (2016)

